

Memorandum

TO: City Council Workshop
FROM: Brad Martens , City Manager
DATE: March 17, 2025
SUBJECT: Proposed housing legislation
ITEM NUMBER: 1.c
SECTION: GENERAL BUSINESS

REQUESTED MOTION

INTRODUCTION

Several bills have been introduced in the legislature that mandate higher density, remove parking requirements, and restrict city zoning authority for residential developments. It is requested the City Council provide further direction to staff on how to respond to these bills.

DISCUSSION

The City of Shoreview adopted its 2025 legislative priorities on January 6, 2025 (attached to this report). Included in those priorities is a section on housing and homeownership in which the city highlighted our success in providing opportunities for housing in a manner that met the needs of the community and a desire to preserve our local autonomy in decisions related to land use.

Recently several bills have been introduced which would take away the autonomy of the City of Shoreview in many areas related to zoning and approvals related to housing. The bills are attached to this report and some of the largest impacts are summarized below:

SF 2231

- Requires 3 units/per lot in 80% of Shoreview or 4 units/lot in a percentage slightly lower than 80%
- Must allow density of 25 units per acre
- Must allow no minimum side setbacks
- No allowed HOA's
- Administrative review process allowing for only one public meeting

SF 2229/HF 1987

- Townhouse (fourplex) allowed in any residential zoning district
- Must allow at least two residential units on single family lot
- Must up zone 125% of density
- Must allow lot size that would allow 8 units/acre
- Must allow lot coverage of 80%
- Must not have any parking requirements
- No allowed HOA's
- Administrative review process allowing for only one public meeting.

SF 2286

- 13 units/acre permitted in any commercial district
- Must only require replacement of some of the displaced commercial space
- Must allow buildings 75' tall
- Administrative review process allowing for only one public meeting
- If multi-family unit is affordable, then must allow other reduced requirements

SF 1268/HF 1309

- No minimum parking requirements allowed for any use

These bills, if adopted would significantly disrupt the city's thoughtful land use plans which promote housing development in a manner that is best for Shoreview and instead remove most of the local decision making process. Staff have shared these concerns with our legislators and informed them of our success as a city in providing additional housing, including affordable housing. Staff would like to understand the City Council position on these proposed bills in order to best advocate on behalf of the City of Shoreview in the legislative session.

RECOMMENDATION

ATTACHMENTS

[2025 Legislative priorities.pdf](#)

[SF2231-o.pdf](#)

[SF2229-o.pdf](#)

[SF2286-o.pdf](#)

[SF1268-o.pdf](#)

[2025_City of Shoreview housing goals.pdf](#)